TO LET



Building 210, The Village, Luton, LU2 8DL

Modern Office Premises & Generous Parking

Summary

Tenure	To Let
Available Size	1,331 to 4,655 sq ft / 123.65 to 432.46 sq m
EPC Rating	Upon enquiry

Key Points

- Business Park Setting
- Modern Office Suites
- Generous Parking
- Flexible Terms (STC)

01582 401 221 (Luton) | 01462 542 760 (Hitchin) | admin@srwood.co.uk | www.srwood.co.uk

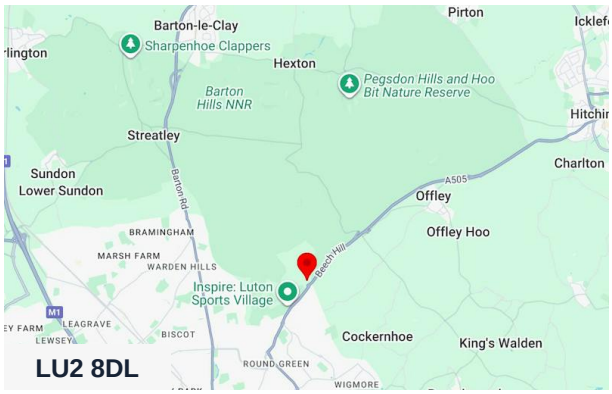
Building 210, The Village, Luton, LU2 8DL

Location

Located in the county of Bedfordshire, Luton is a one of the largest towns in the UK without city status. The town has exceptional connectivity, benefitting from an international airport and 3 train stations with high-speed services to London St Pancras. Furthermore, the town is served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

Building 210 at The Village is situated at the Butterfield Business Park, to the north of the town and just off the A505. The following are within proximity:

- London Luton Airport – 4 miles
- Luton Parkway Station – 4 miles
- M1 – 5 miles
- A1(M) – 8 miles
- M25 – 14 miles







Description

Building 210 offers modern office accommodation and benefits from the following:

- Raised access flooring.
- Earth Duct heating and cooling.
- Automatic opening windows.
- Full height glazing providing the suites with excellent natural light.
- Generous on-site parking.

Accommodation

The accommodation comprises the following:

Name	sq ft	sq m	Rent	Service charge	Availability
Ground - Suite A1	2,021	187.76	-	On Application	Let
Ground - Suite A2	511	47.47	£7,665 /annum	£5,590 /annum	Let
Ground - Suite A3	1,331	123.65	£19,965 /annum	£14,561 /annum	Available
Ground - Suite B1	970	90.12	-	On Application	Let
1st - Suite A	4,655	432.46	£81,030 /annum exclusive	£50,960 /annum	Available

Terms

The suites are available for lease individually or combined at a rent of £15.00/sqft. Please refer to the availability schedule for service charge information.

VAT

All costs are subject to VAT at the appropriate rate.

Legal Costs

Each party is to bear its own costs incurred.

Viewing & Further Information



Stephen Wood
01582 401 221 | 07798 610 003
s.w@srwood.co.uk



Jacob Wood
01582 401 221 | 07401 221 022
j.w@srwood.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 24/11/2026